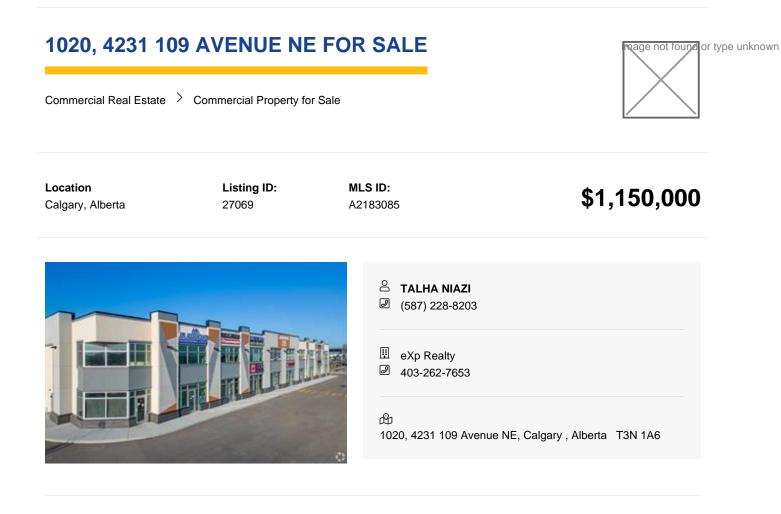


Generated: Jan 30, 2025, 23:06:25

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Days On Market Transaction Type Zoning For Sale 51 I-G Subdivision Year Built Structure Type Stoney 3 2019 Industrial **Property Type Property Sub Type** Legal Plan Commercial Industrial 2110349 Building Area (Sq. Ft.) Building Area (Sq. M.) Footprint (Sq. Ft.) 2800.00 260.13 1400 Heating Foundation Cooling Central, Exhaust Fan, Forced Air, Natural Central Air Slab Gas Access to Property Back Alley Access, Airport Nearby, Front Inclusions Restrictions and Rear Drive access, Direct Call Lister call lister / as per the Lease Access, Major Shopping Nearby, Public Transportation Nearby Reports

Discover an exceptional 8% cap rate investment opportunity with this industrial flex condo for sale in Calgary, priced at \$1,150,000. This property boasts multiple tenants, offering a diversified income stream. Conveniently located, it provides direct bus connections to downtown and is within walking distance of over 150 shops, restaurants, wellness centers, and services. Additionally, it's just a 20-minute drive to downtown Calgary or the Calgary Airport, ensuring accessibility and convenience for tenants and clients alike.

Condo/Strata Bylaws, Rent Roll

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.